

CALLAHAN, CALWELL & LAUDEMAN
Solicitors
210 E. Redwood Street
Baltimore, Md. 21202
301-539-6841

SUBSTITUTE TRUSTEES' SALE

**OF VALUABLE,
FEE SIMPLE, DWELLING PROPERTY**

42 Concord Drive
Manchester Village Subdivision
Brunswick, Frederick County, Md.

Under and by virtue of the power and authority contained in a Deed of Trust from Sylvester Leroy Jackson and Jean Louise Jackson, his wife, to Edwin M. Hurd and David C. McElroy, Trustees, dated April 29, 1977, and recorded among the Land Records of Frederick County in Liber CCK 1016, Folio 983, default having occurred thereunder, and at the request of the party secured thereby, the undersigned, Substitute Trustees, will sell at public auction, on the premises, on

WEDNESDAY, MAY 2, 1984

AT 10:30 O'CLOCK A.M.

all that fee simple property and the improvements thereon, situate in Frederick County, and described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 13, as shown on the Plat entitled, Section II, Block "A", Lots 2-16, 35-40, Manchester Village, which Plat is recorded among the Land Records of Frederick County in Plat Book No. 12, Folio 86. The improvements thereon being known as No. 42 Concord Drive.

Together with all the buildings thereon, and all the rights, alleys, ways, waters, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining.

Subject to covenants, conditions, restrictions, easements, etc., and utility agreements of record, if any, affecting the property.

The property is improved by detached, 1 story, brick and frame dwelling with basement.

TERMS OF SALE:

A cash, certified or cashier's check deposit of \$4000.00 will be required of the purchaser at the time and place of sale, balance of purchase price upon final ratification of sale by the Circuit Court for Frederick County and to bear interest at the rate of ten per cent per annum from date of sale to date of settlement. The purchaser will be required to complete settlement of the purchase within five days of the ratification of the sale by the Court otherwise the property will be resold at the risk and expense of the purchaser. Taxes, public charges and assessments, and water rent to be adjusted to date of sale. All such taxes, public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes, if any, shall be borne by the purchaser.

**ROBERT F. VAVRINA
JAMES D. LAUDEMAN, JR.
Substitute Trustees**

DELBERT NULL, Auctioneer
10 W. College Terrace
Frederick, Md. 21701
301-662-6161